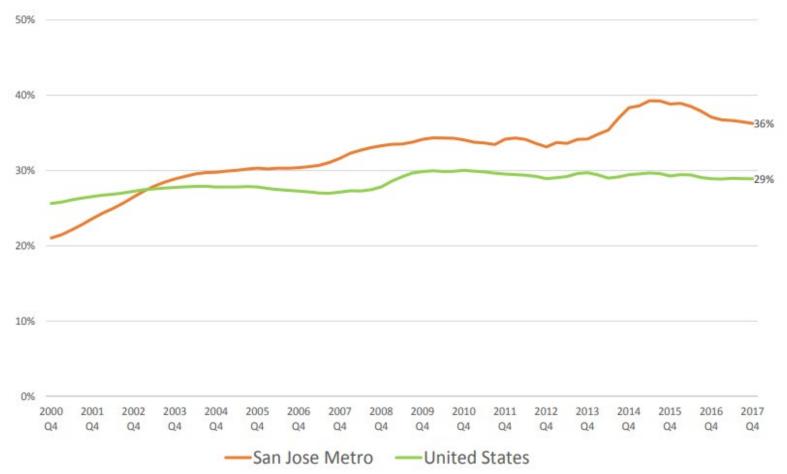


City of San José, Housing Department Rent Stabilization Program

Rachel VanderVeen Deputy Director September 4, 2018

Housing Trends

San José Renters Spend 36% of their Income on Rent compared to the 29% National Average



Apartment Rental Housing Stock in San José

39,009 Rent Stabilized apartment units Subject to the Apartment Rent Ordinance (ARO) & Tenant Protection Ordinance (TPO)

48,991 Non-rent stabilized apartment units Subject to the Tenant Protection Ordinance (TPO)

11,074 Exempt Affordable housing, owner occupied

99,074 Apartment units for rent

Apartment Rent Ordinance (ARO)

Rent Cap

- 5% once a year, every 12 month
- With additional pass throughs allowed upon approval with the Program through Petitions

Rent Limit • Council Approval Determination

Rent Limits Enforced

- Complaint based
- Rent registry

Workload Summary 2017-2018

- 162 Petitions Filed
- 5,615 Inquiries Addressed
- 533 Inquiries in other languages than English
- 18 Public Meetings held on Ordinance changes
- **30** Community Outreach events

Why is this Important



Overview of Apartment Rent Ordinance (ARO)

1



2



Limits the rent increases to 5%

Petitions filed by Tenants & Landlords

Rent Registry Launch

The registry will be used to collect rent information on rent stabilized units and help monitor rental activity.



City of San José, Housing Department

Overview of Tenant Protection Ordinance (TPO)

- 1 Requires noticing to Tenant and Rent Stabilization Program
- 2 One of the 13 just cause reasons must serve as the basis of the notice of termination

| Search Forms: Word or Phrase | | | Select a Category 🔻 🔾 |
|--|---|---|--------------------------------|
| | | | |
| By <u>signing in or creat</u> will be saved and ac | | auto-populate with your inform | ation and your submitted forms |
| Online Notice of Te | rmination of Tenancy | | Sign in to Save Progres |
| RENTAL PROPERTY | INFORMATION | | |
| House Number* | Street Name* | Street Type | Apt/Unit #* |
| | | Select One * | |
| | | | |
| Zip Code* | _ | | |
| | | | |
| | | | |
| Please note: The Just Also, Relocation bene Please indicate the a | | Notice of Termination of Tenancy t is being removed from an apar | |
| Please note: The Just Also, Relocation bene Please indicate the a - Select One | Causes must be listed on the <i>t</i> fits must be paid when a tenant pplicable Just Cause for Evic | Notice of Termination of Tenancy t is being removed from an apar | tment for reasons 8-12. |
| Please note: The Just Also, Relocation bene Please indicate the a - Select One Date of Notice of Term | Causes must be listed on the <i>t</i> fits must be paid when a tenant pplicable Just Cause for Evic | Notice of Termination of Tenancy t is being removed from an apar | tment for reasons 8-12. |
| Please note: The Just Also, Relocation bene Please indicate the a - Select One - Date of Notice of Term Fenancy:* | Causes must be listed on the <i>t</i> fits must be paid when a tenant pplicable Just Cause for Evic | Notice of Termination of Tenancy t is being removed from an apar | tment for reasons 8-12. |
| Please note: The Just Also, Relocation bene Please indicate the a - Select One - Date of Notice of Term Fenancy:* | Causes must be listed on the <i>t</i> fits must be paid when a tenant pplicable Just Cause for Evic | Notice of Termination of Tenancy t is being removed from an apar | tment for reasons 8-12. |
| Please note: The Just Also, Relocation bene Please indicate the a - Select One - Date of Notice of Term fenancy:* mm/dd/yyyy | Causes must be listed on the f ffs must be paid when a tenan pplicable Just Cause for Evic nination of TERMINATION OF TENANCY | ketice of Termination of Tenancy Is being removed from an apar tion or Termination.* | tment for reasons 8-12. |
| Please note: The Just Also, Relocation bene Please indicate the a - Select One - Date of Notice of Term Tenancy.* mm/dd/yyyy | Causes must be listed on the f ffs must be paid when a tenant pplicable Just Cause for Evic nination of | ketice of Termination of Tenancy Is being removed from an apar tion or Termination.* | tment for reasons 8-12. |
| Please note: The Just Also, Relocation bene Please indicate the a - Select One – Date of Notice of Terriferancy: mm/dd/yyyy COPY OF NOTICE OF Please uplaad a PDF Supporting | Causes must be listed on the f ffs must be paid when a tenan pplicable Just Cause for Evic nination of TERMINATION OF TENANCY | ketice of Termination of Tenancy Is being removed from an apar tion or Termination.* | tment for reasons 8-12. |
| Please note: The Just Also, Relocation bene Please indicate the a - Select One - Date of Notice of Term Tenancy:* mm/dd/yyyy | Course must be listed on the A fits must be paid when a tenani pplicable Just Cause for Evic nination of TERMINATION OF TENANCY copy of the Termination of Tena | ketice of Termination of Tenancy Is being removed from an apar tion or Termination.* | tment for reasons 8-12. |
| Please note: The Just Nac, Relication bene Please indicate the a Select One – Date of Notice of Term Tenancy:* mm/dd/yyyy COPY OF NOTICE OF Please upload a PDF Supporting Documentation* | Course must be listed on the A fits must be paid when a tenani pplicable Just Cause for Evic nination of TERMINATION OF TENANCY copy of the Termination of Tena | ketice of Termination of Tenancy Is being removed from an apar tion or Termination.* | tment for reasons 8-12. |
| Plase note: The Just Also, Relocation bene Please indicate the a - Select One – Date of Notice of Terr Fenancy:* mm/dd/yyyy COPY OF NOTICE OF Please upload a PDF Please upload a PDF Decumentation* Choose File No s | Course must be listed on the A fits must be paid when a tenani pplicable Just Cause for Evic nination of TERMINATION OF TENANCY copy of the Termination of Tena | ketice of Termination of Tenancy Is being removed from an apar tion or Termination.* | tment for reasons 8-12. |
| Plase note: The Just Also, Relocation bene Please indicate the a - Select One – Date of Notice of Terr fernancy. ² mm/dd/yyyy COPY OF NOTICE OF Please upload a PDF Supporting Documentation* <u>Choose File</u> Nos SIGNATURE Beatration: By signing | Cause must be listed on the h fits must be paid when a ternani fits must be paid when a ternani pplicable Just Cause for Evic nination of TERMINATION OF TENANCY copy of the Termination of Tena en g below. I declare under penaltij | lotice of Termination of Tenancy is being removed from an apar tion or Termination.* Incy served to the Tenant. | e state of California that |
| Please note: The Just Naso, Relocation bene Please indicate the a - Select One – - Select One – - Select One – - Date of Notice of Terr Fenancy:* mm/dd/yyyy COPY OF NOTICE OF Please upload a PDF Supporting Documentation* Cohoose File Nos SIGNATURE Declaration: By signing; | Cause must be listed on the h fits must be paid when a ternani fits must be paid when a ternani pplicable Just Cause for Evic nination of TERMINATION OF TENANCY copy of the Termination of Tena en g below. I declare under penaltij | kolice of Termination of Tenancy is being removed from an apar tion or Termination." noy served to the Tenant. | e state of California that |
| Please note: The Just Naso, Relocation bene Please indicate the a - Select One - Select One - Date of Notice of Terr Tenancy:* mm/dd/yyyy COPY OF NOTICE OF Please upload a PDF Supporting Documentation* Cohoose File Nos SIGNATURE Declaration: By signing in information and eis is in compliance with a | Causes must be listed on the h fts must be paid when a tenani fts must be paid when a tenani pplicable Just Cause for Evic inination of TERMINATION OF TENANCY copy of the Termination of Tena en g below, I declare under penality ery attached document, staten | kolice of Termination of Tenancy is being removed from an apar tion or Termination." noy served to the Tenant. | e state of California that |
| Please note: The Just Also, Relocation been Please indicate the a — Select One – Bate of Notice of Terr Tenancy. ⁴ mm/dd/yyyy COPY OF NOTICE OF Please upload a PDF Supporting Documentation ⁴ Cohoose File Nos SIGNATURE Declaration: By signing; | Causes must be listed on the h fts must be paid when a tenani fts must be paid when a tenani pplicable Just Cause for Evic inination of TERMINATION OF TENANCY copy of the Termination of Tena en g below, I declare under penality ery attached document, staten | kolice of Termination of Tenancy is being removed from an apar tion or Termination." Incy served to the Tenant. of perjury under the laws of the tent and form is true and correct th Protection Ordinance. | e state of California that |

13 Just Causes under TPO

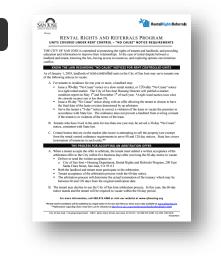
- 1. Nonpayment of rent
- 2. Material or habitual lease violation
- 3. Damage to the apartment
- 4. Refusal to sign a new agreement
- 5. Nuisance behavior
- 6. Refusal of access to the apartment
- 7. Unapproved holdover subtenant
- 8. Criminal Activity
- 9. Substantial rehabilitation
- 10. Ellis Act removal
- 11. Owner move-in
- 12. Order to vacate
- 13. Convert an unpermitted unit for permitted use

Requires Relocation Assistance

Overview of Ellis Act Ordinance

Removal of apartments from the rental market

2







Create a standardized & formal process for issuing notices

Provide relocation benefits & services to tenants Re-control if new apartments are built

Interdependencies





City of San José, Housing Department Rachel VanderVeen• Deputy Director Rachel.Vanderveen@sanjoseca.gov